

**March 26, 2009 Minutes of  
Bigfork Land Use Advisory Committee**

Committee members present: Darrel Coverdell, Shelley Gonzales, Paul Guerrant, Al Johnson, Gary Ridderhoff and 5 members of the public.

Chairman Gonzales called the meeting to order at 4: 09 pm.

The Agenda was approved as emailed (m/sc Coverdell/Ridderhoff).

Shelley raised the question of the proposed one word change in the bylaws under Old Business in the agenda. This was discussed and a vote to amend was taken, (m/sc Johnson, Guerrant) and was passed. When duly ~~noted~~, noticed, these by-laws may be amended at a regular meeting by a two thirds (2/3) vote of the Committee and approval of the County Commissioners. The pending amendment shall be included in the regular BLUAC meeting agenda.

**ADMINISTRATOR'S REPORT:**

**A. Sign-in Sheet:** Reminder to the public of the availability of BLUAC minutes through email and BSC website [bigforksteering.org/](http://bigforksteering.org/).

**B. Application status:** Stoddard: There has been no further notice. SNAF LLC: Their request for a Zone Change was approved last month as noted previously and their public comment period has ended.

**APPLICATIONS:**

**A.** A zone change request in the Bigfork Zoning District by Robert Bielenberg, Claudia Bielenberg-Thorsrud and Lloyd Thorsrud from SAG-5 (Suburban Agricultural) to SAG-20 (Suburban Agricultural). The properties are located at 295 and 273 River Bend Road and contain approximately 56 acres.

**STAFF:** Andrew Hagemeyer presented the staff report. Claudia came in about a year ago to discuss this property. She felt that these 55 acres did not lend themselves to smaller density due to shallow ground water and in 1997 there was huge amount of standing water. I have reviewed this application and there are 12 statutory requirements needed for a zone change and this property meets these requirements. This is keeping within the Bigfork Neighborhood Plan of 1993 pg12, where the goal is to preserve open spaces. A neighboring property went before the commissioners last year for smaller density and was denied due to the ground water problem.

**CLAUDIA BIELENBERG-THORSRUD:** We took 20 acres for our house and it was found there was no useable land within those 20 acres for our drainfield and we had to put it on my father's property. After farming this particular acreage we discovered this property was probably improperly zoned and there was possibly no research as to environmental conditions. We have discovered that the ground water drains directly into the Swan River. Higher density would pollute the river even more than it is today.

**PUBLIC COMMENT:** None

Al Johnson recommended approval of this zone change.

A motion was made to approve this application (m/sc Guerrant/Ridderhoff) Motion passed.

The application will be heard by the Planning Board, Flathead County Planning & Zoning Office, 1035 First Avenue West, Kalispell, on April 8, 2009, at 6:00 p.m.

## **OLD BUSINESS:**

### **A. Bigfork Neighborhood Plan:**

The Bigfork Steering Committee and members of BLUAC met with the Flathead County Planning Board on March 25, 2009 to determine the status of the plan. It was decided to go through the plan page by page. Some items were changed, some deleted, some wording changed and after about 3 ½ hours the job was done. A short recess was taken so that it could be determined which path to now follow. Craig Wagner, Chairman had notified members that there might be a meeting called. It was convened and it was voted and passed we would send the Neighborhood Plan on to the Commissioners as is with the proposed changes we had made that evening for their decisions. The Planning Board also voted 9 to 0 to pass the document on to the commissioners for a Resolution. Also, earlier in the meeting Pat read three reports from members of the BSC giving us positive statements.

Shelley thanked everyone involved with this very, very long project.

**B. Amendment Change to By-Laws:** See above for action item under agenda.

**C. Adoption of By-Laws:** Due to the amendment change and the absence of 2 members this item was tabled until next month.

## **NEW BUSINESS:**

### **A. POLICIES AND PROCEDURES:**

There was a discussion about listing the Secretaries duties. After looking at the By-Laws and after much discussion it was decided that it would be in the best interest of the BLUAC to leave the Policies and Procedures as they are written now. There was a motion stating that the Policies and Procedures had been reviewed and will remain as they are as of this date. (m/sc Gonzales/Johnson). passed

**PUBLIC COMMENT:** None

The next BLUAC meeting will be April 30, 2009.

Meeting was adjourned at 5:07

Acting Secretary, Pat Wagner